



Little Rothbury London Road, Hythe, Kent. CT21 4JH

Guide Price **£499,999**



- Immaculately presented detached bungalow
- Two double bedrooms
- Low maintenance rear garden & integral garage
- Walking distance to the town centre
- No onwads chain

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated within easy walking distance of the town centre which offers a good selection of independent shops together with Sainsburys, Aldi and Waitrose stores. Doctors surgeries library and dentists are located within the town and the historic Royal Military Canal runs through it. Primary schooling is also within the general town centre, secondary schooling can be found in nearby Saltwood and both boys and girls grammar schools are located in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Folkestone West offers high-speed rail services to St. Pancras, London (in approximately fifty minutes).

An immaculately presented two bedroom detached bungalow enjoying front & rear gardens with driveway & garage. The property comprises of a large entrance hall, modern fitted kitchen, living room, bedroom with en-suite & dressing room, bathroom, a further double bedroom and integral garage. To the rear the property enjoys a low maintenance rear garden with two patio seating areas. With no onward chain an early viewing is highly recommended.

PORCH

with UPVC double glazed front door leading to

SPACIOUS ENTRANCE HALL

with radiator, coats cupboard, airing cupboard with shelving

LIVING ROOM

with UPVC double glazed windows overlooking front garden, two radiators, wall mounted electric fireplace

KITCHEN/DINING ROOM

with tiled flooring, selection of high and low level kitchen cabinets, laminate worktops, integrated microwave, integrated fridge/freezer, localised tiling, UPVC double glazed windows overlooking front, stainless steel sink with mixer taps over, freestanding oven with five ring gas hob and extractor fan over, integrated dishwasher, radiator

BEDROOM

with UPVC double glazed doors leading onto rear garden, radiator

EN-SUITE

with tiled flooring, WC, UPVC double glazed frosted window, shower cubicle with acrylic panelling and rainfall shower over with separate hand attachment

DRESSING ROOM

with radiator, selection of fitted hanging rails

BATHROOM

with modern tiling floor to ceiling, WC, UPVC double glazed frosted windows, hand basin with mixer tap over, stainless steel towel radiator, bath with tiled front, mixer tap over and separate hand shower attachment

BEDROOM

with built in wardrobes with hanging rails and shelving over, built in cupboard with shelving, radiator, UPVC double glazed window overlooking rear

INTEGRAL GARAGE

with power, lighting, loft hatch accessing storage space, electric roller door, space and plumbing for washing machine & tumble dryer, wall mounted gas fired boiler

OUTSIDE

The property enjoys a low maintenance rear garden with patio seating area leading out from French doors from the bedroom with steps leading up to a further patio seating area with the garden also having a selection of borders with various planting and shrubs as well as a path leading round to side access for the property. The property has side access down both sides leading to the front where the property enjoys a driveway as well as an area mainly laid to lawn with a section of borders with planting.

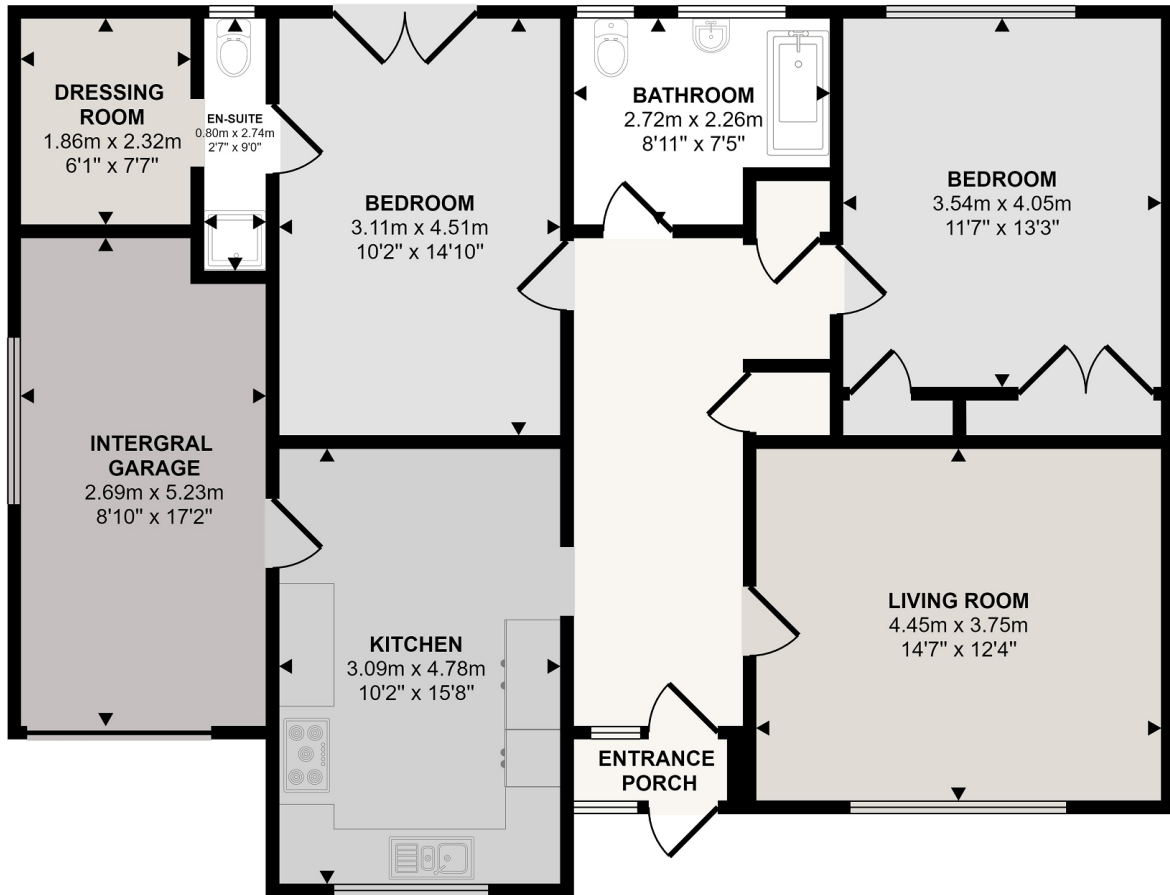
Tenure - Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
108 sq m / 1158 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.